

1ST

NOTIFICATIONS

CASE#: C15-2017-0040
LOCATION: 7513 & 7603 Cooper Lane



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment
General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. If more space is required, please complete Section 6 as needed. All information is required (if applicable).

For Office Use Only

Case # C15-2017-0040 ROW # 11754162 Tax # 0423150415 TCADV

Section 1: Applicant Statement

Street Address: 7513 Cooper Lane

Subdivision Legal Description:

LOT 2 *RESUB OF TRT 1 GARCIA WILLIE C SUBD

Lot(s): Block(s):

Outlot: Division:

Zoning District: SF-6-CO

I/We A. Ron Thrower on behalf of myself/ourselves as authorized agent for Townbridge Homes, LLC affirm that on Month June, Day 14, Year 2017, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

Erect Attach Complete Remodel Maintain Other:

Type of Structure: private driveway

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-1063 (Height Limitations and Setback Requirements for Large Sites) of Article 10, Compatibility Standards (B) to decrease the distance that a structure can be constructed from a property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 2 feet (requested) to construct a driveway for access to property.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

A driveway cannot be constructed to access the property without the removal of a stand of mature trees, one of which is determined to be of Heritage size and species. See Tree No. 5628, 5629, 5627 on BOA Exhibit.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

There are several protected trees that span the width of the property at the street-front, western property line therefore lending to geometric design challenges with finding the best placement for driveway access to the balance of the property that will disturb the least amount of quality trees while maintaining the existing street scape character and preserving the heritage tree.

b) The hardship is not general to the area in which the property is located because:

The proposal is for in-fill development that seeks to work around existing constraints, including trees, lot width and adjacency to existing, less intense residential uses in a way that is context sensitive to the existing character of the street and neighborhood while balancing the City's need for additional dwelling units.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance will maintain the character of the area by allowing for development that is consistent with the existing residential lots that have a residential structure facing the street along side mature trees that have grown in place over decades. Maintenance of old growth trees provides a level of screening between the street and the increased unit density at the rear of the property.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

- 1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

n/a

- 2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

n/a

- 3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

- 4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: A. Ron Thrower Date: 06/16/2017

Applicant Name (typed or printed): A. Ron Thrower

Applicant Mailing Address: P.O. Box 41957

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): ront@throwerdesign.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 06/17/2017

Owner Name (typed or printed): Townbridge Homes (Aaron Levy)

Owner Mailing Address: P.O. Box 90638

City: AUSTIN State: TX Zip: 78709

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: A. Ron Thrower

Agent Mailing Address: P.O. Box 41957

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): ront@throwerdesign.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



SCALE: 1"=50'

RESUBDIVISION LOT 2,
COOPER LANE ADDITION
Volume 62 Page 83
LOT 4-A

EXISTING HOUSE

EXISTING HOUSE

RESUBDIVISION OF TRACT 1
WILLIE C. GARCIA SUBDIVISION
Volume 60 Page 11
LOT 2

COOPER LANE

25' COMPATIBILITY SETBACK

PROPOSED DRIVEWAY

EXISTING HOUSE

Warranty Deed Vol. 12223 Pg. 947
Jose Esquivel (0.207 Acre)

TREE LIST

- 5623 14" Hackberry
- 5624 11", 12" and 13" Arizona Ash (24.5" total)
- 5625 5" and 12" Live Oak
- 5626 11" Live Oak
- 5627 4", 11", 13" and 14" Live Oak (28" total)
- 5628 9", 15" and 18" Arizona Ash (30" total)
- 5629 22" Arizona Ash
- 5630 18" Arizona Ash
- 5631 21" Arizona Ash
- 5632 13" Pecan
- 5633 16" American Elm
- 5634 9" American Elm
- 5635 16" Chinaberry
- 5636 18" American Elm
- 5637 4" and four-5" Cedar Elm
- 5638 5", 7" and 8" Catalpa
- 5639 20" American Elm
- 5640 4", 7" and 10" Hackberry

7513

COOPER LANE
BOA EXHIBIT

Throuwer Design

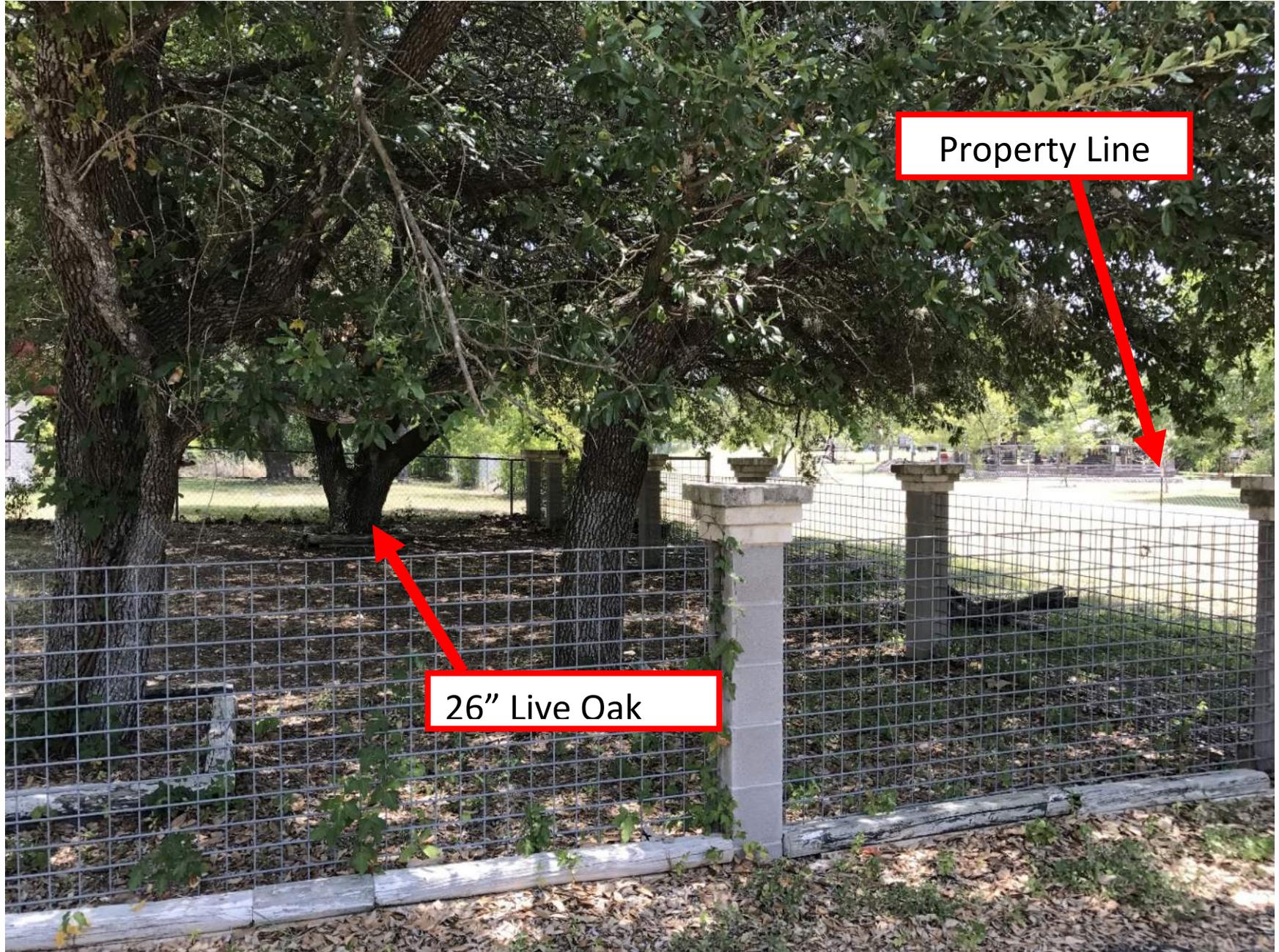
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4456

LAND PLANNERS



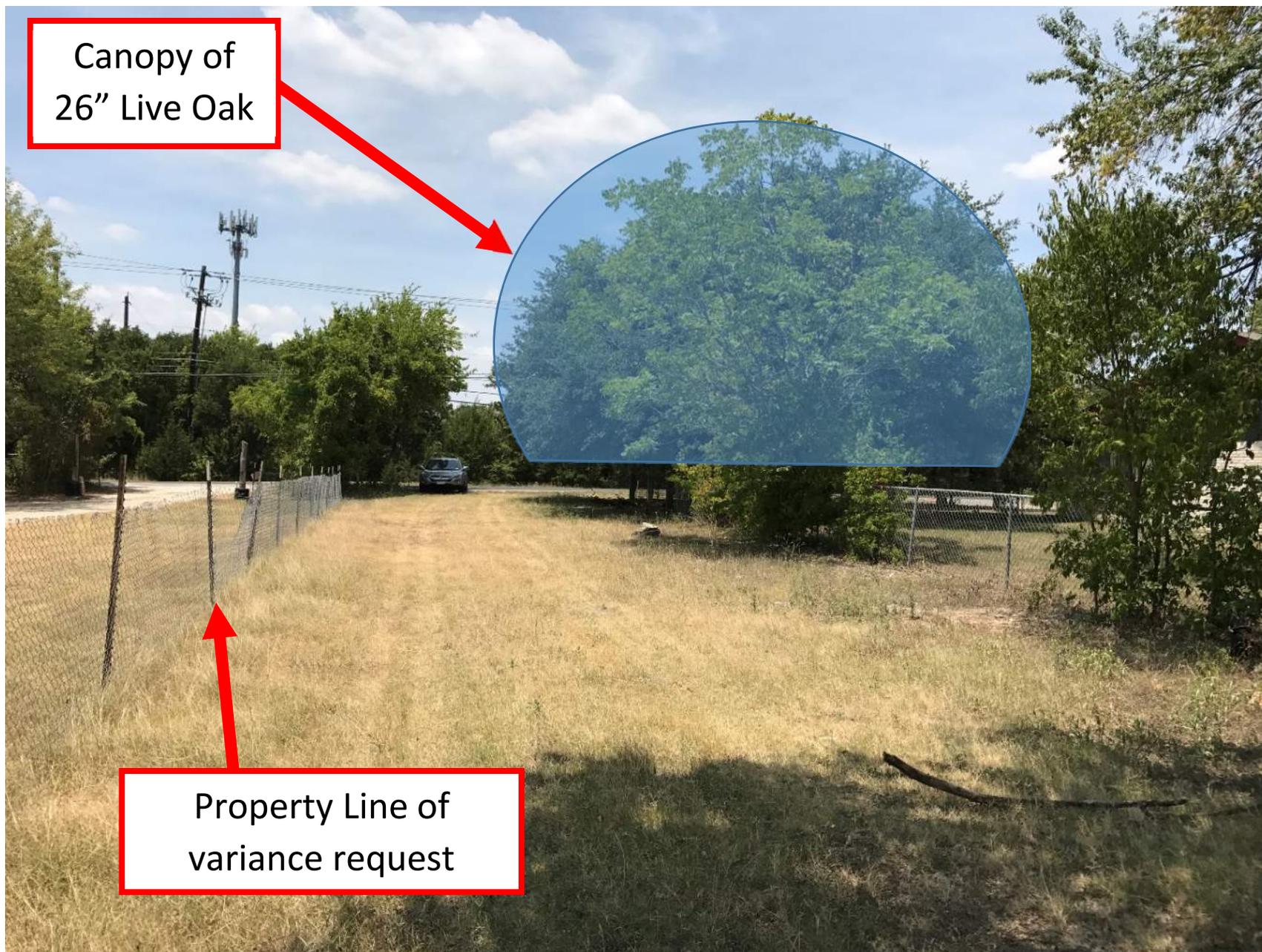
Existing House

26" Live Oak
(multi-trunk)





Property Line of
variance request



Canopy of
26" Live Oak

Property Line of
variance request

M02/11



Canopy of 22" &
30" Arizona Ash



22" Arizona Ash

30" Arizona Ash

